1488935815D

#### THIS DOCUMENT WAS PREPARED BY:

Michael D. Burstein

MUCH SHELIST

191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606.1615

AFTER RECORDING, RETURN TO:

ALLEN BY OTHERS 1893, LLC c/o The Chefs' Warehouse, Inc. 100 East Ridge Boad Ridgefield, CT 66877 Attn: Alexandros Aldous, Esq.

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

ALLEN BROTHERS 1893, LLC c/o The Chefs' Warehouse, Inc. 100 East Ridge Road Ridgefield, CT 06877 Attn: Alexandros Aldous, Esq.

8936317 Dr. 06

Doc#; 1400935016 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 01/09/2014 08:46 AM Pg: 1 of 4

This space reserved for Recorder's use only.

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the lay of lay of

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS and CONFIRMS unto the Grantee all right, title and interest of the Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in <u>Exhibit "B"</u> attached hereto and made a part hereof, and the Grantor hereby covenants with the Grantee that the Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

S P A SC Y INT

1400935016D Page: 2 of 4

# **UNOFFICIAL CC**

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

3801 S. SANGAMON LLC, an Illinois

limited liability company

STATE OF ILLINOIS

) SS.

**COUNTY OF COOK** 

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Todd Hatoff, the Manager of 3801 S. SANGAMON LLC, an Illinois limited liability company, who is rersonally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 990 day of December, 2013.

OFFICIAL SEAL PATRICIA F CARABALLO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/11/15

My Commission Expires:

SIGNATURE PAGE SPECIAL WARRANTY DEED 3801 SOUTH SANGAMON, CHICAGO, ILLINOIS

# **UNOFFICIAL COPY**

#### **EXHIBIT "A" TO SPECIAL WARRANTY DEED**

#### **LEGAL DESCRIPTION**

LOTS 11, 12, 13, 14, AND 15, IN BLOCK 17 AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS IN GAGE, LE MOYNE, HUBBARD AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PROPERTY APPRESS:

3801 South Sangamon (aka 937 West 38th Street) Chicago, Illinois 67619

#### PERMANENT TAX INDEX NUMPERS:

17-32-418-024-0000 17-32-418-027-0000

	REAL	<b>ESTATE</b>	TRANSFER	
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12/13/2013

CHICAGO: CTA:

St County Clark's Office \$9,195.00 \$3,678.00

TOTAL:

\$12,873.00

17-32-418-024-0000 | 20131201601872 | 9H30ZW

REAL ESTATE TRANSFER

12/13/2013



COOK \$613.00 ILLINOIS: \$1,226.00 TOTAL: \$1,839.00

17-32-418-024-0000 | 20131201601872 | BMM0HE

## UNOFFICIAL COPY

### **EXHIBIT "B" TO SPECIAL WARRANTY DEED**

#### **PERMITTED EXCEPTIONS**

- 1. GENERAL OR SPECIAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
- 2. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE.
- 3. INDUSTRIAL BUILDING LEASE DATED AS OF JULY 18, 2011 WITH SULLIVAN PROVISIONS, INC., AN ILLINOIS CORPORATION, AS TENANT.
- 4. GRANT CE EASEMENT TO THE COMMONWEALTH EDISON COMPANY RECORDED MAY 3, 1960 AS DOCUMENT 17844882 A PERPETUAL EASEMENT TO CONSTRUCT. OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE AND REMOVE POLES CROSSARMS, WIRES, CABLES, CONDUITS AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG SAID EASTERLY PORTION OF ALLEY TO BE VACATED AND RIGHT OF INGRESS AND EGRESS.
- 75. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.